

# Facts About the New Rental Housing Program

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## What is the City of Eugene Rental Housing Program?

The Eugene Rental Housing Code was adopted by the City Council in 2004. The City of Eugene hasn't had a housing code since 1983. The code is modeled after a housing code in place in Corvallis. Code Enforcement staff will be available to all citizens who have questions or concerns about rental housing in the City. This service is available to property owners, property managers, tenants, neighboring property owners and any other interested parties. The purpose of this City Rental Housing Code is to provide minimum habitability criteria to safeguard health, property and public wellbeing of the owners, occupants and users of the rental housing. The program will be funded with a \$10.00 per rental unit fee per year. The ordinance is scheduled to sunset December 31, 2008 at which time the City Council will review the program.

## What are the minimum standards?

The Rental Housing Code addresses four areas of habitability; structural integrity, plumbing, heating and weatherproofing.

**Structural Integrity:** Roof, floors, walls, foundations and all other structural components shall be capable of resisting loads prescribed by the building code in effect at the time of construction.

**Plumbing:** Plumbing systems shall be maintained in a safe and sanitary condition and shall be free of defects, leaks and obstructions.

**Heating:** (a) A permanently installed heat source able to provide a room temperature of 68 degrees Fahrenheit three feet above the floor, measured in the approximate center of the room, in all habitable rooms. Portable space heaters shall not be used to achieve compliance with this section.

(b) All heating devices or appliances shall conform to applicable law at the time of installation.

(c) Ventilation for fuel-burning heating appliances shall be as required by the Mechanical Code at the time of installation.

**Weatherproofing:** (a) Roof, exterior walls, windows and doors shall be maintained to prevent water leakage into living areas which may cause damage to the structure or its contents or may adversely affect the health of an occupant.

(b) Repairs must be permanent rather than temporary and shall be through generally accepted construction methods.

The Rental Housing Code is intended to supplement standards of the State of Oregon Residential Landlord and Tenant Act.

## What is the complaint procedure and how will I know if a complaint has been filed?

The primary goal of the complaint procedure is to bring about resolution without the need for City enforcement. A complaint may be filed with the City only *after* the tenant has sent written notice to the owner or the property manager and tenants must allow 10-days for the owner to respond to the alleged violation.

A complaint to the City must be in writing and may be filed in person or by mail or by fax and must include the following information:

1. Name of person filing the complaint, and if different, the name of the affected tenant.  
Complaints may not be submitted anonymously;
2. Name of the owner or the owner's agent;
3. Address of the dwelling unit with the alleged violation;
4. A complete description of the alleged violation; and
5. A copy of the written notice of the alleged code violation that has been sent by the tenant to the owner or the owner's agent

A person who files a complaint must be a party to the current rental agreement or an agent of this party. Complaint investigations will be processed by City Code Enforcement staff only after the above process has been followed.

### **How long do I have to correct a violation after a complaint has been filed?**

Before initiating an investigation City staff will confirm that the complainant has standing to file a complaint, confirm that the subject of the complaint could be a violation of the code, confirm that the responsible party has had ten days to respond to the complaint, and provide notice to the responsible party of the complaint.

If City staff determines that there is a valid complaint the responsible party will receive a notice to correct with a description of the violation with ten days to correct. If staff determines that the required repairs may take longer than ten days, the owner will be asked to submit an acceptable compliance schedule.

### **What's next?**

The enforcement of the Rental Housing Code is scheduled for July 1, 2005. Registration forms will be mailed to all property owners in July.

### **Who do I contact if I have questions about the Rental Housing Code?**

If you have any questions regarding the Rental Housing Code please feel free to contact Rachelle Nicholas at 541.682.8282.

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